

How do I get a...

Shed Building Permit for a Residence

To do the project safely and legally the following issues must be considered and addressed when placing a shed on your property:

1. A site plan submitted with a permit application is required to show the proposed location of the shed on the property. You may use a copy of the town GIS map for your property found at <http://gis.cdm.com/enfieldct/map.htm>
2. The shed must be in the rear yard behind the back line of the house and must be at least five feet from any property line.
3. Corner lots have additional requirements for setbacks on the street side of the yard. For specific information about your lot contact the zoning enforcement officer at 253-6355.
4. The shed cannot be located in delineated wetlands or in any recorded easement. These areas may be shown in one of the layers on the town GIS map.
5. The North Central District Health Department will need to review and approve the site plan if your property is serviced by a well or a septic system. The shed must not be located on top of wells or septic systems.
6. A zoning permit is required for sheds. Applications are available at the building inspection counter in town hall or on the town planning and zoning website.
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8. The building permit application package must include structural profile drawings for site built sheds or manufacturer's cut-sheets for purchased sheds.
9. Sheds under 400 square-feet in area are not required to have foundations, but must be anchored to resist a 90 mph three-second gust.
10. Sheds over 400 square-feet in area are required to have frost-protected foundations or piers at least 42 inches below finished grade.
11. The roof must support a 30 pound per square-foot ground snow load.
12. Call-Before-You-Dig must be notified by calling 8-1-1 if you will be doing any excavating for a pad, foundation, piers, or electrical conduits.

The information contained in this document is of a general nature and not meant to take the place of the building or zoning codes, which are comprehensive and often detailed. Nothing herein should be construed as an interpretation of the applicability of codes and procedures to your specific project. If there are any questions about the application of the information herein, please contact the building inspection office.

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